096.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,014,000 /	1,014,000
USE VALUE:	1,014,000 /	1,014,000
ASSESSED:	1,014,000 /	1,014,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLANAGAN NEWMAN A JR & KRISTEN
Owner 2:	
Owner 3:	
Street 1:	7 UPLAND RD W
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELLEN MARGUERITE T/TRUSTEE -
Owner 2:	MARGUERITE MELLEN TRUST -
Street 1:	7 UPLAND RD W
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,682 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Clapboard Exterior and 2766 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8682.000	537,700		476,300	1,014,000
Total Card	0.199	537,700		476,300	1,014,000
Total Parcel	0.199	537,700		476,300	1,014,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.66 | /Parcel: 366.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	537,700	0	8,682.	476,300	1,014,000	1,014,000	Year End Roll	12/18/2019
2019	101	FV	445,900	0	8,682.	476,300	922,200	922,200	Year End Roll	1/3/2019
2018	101	FV	445,900	0	8,682.	408,300	854,200	854,200	Year End Roll	12/20/2017
2017	101	FV	445,900	0	8,682.	381,100	827,000	827,000	Year End Roll	1/3/2017
2016	101	FV	347,600	0	8,682.	326,600	674,200	674,200	Year End	1/4/2016
2015	101	FV	328,400	0	8,682.	292,600	621,000	621,000	Year End Roll	12/11/2014
2014	101	FV	328,400	0	8,682.	270,800	599,200	599,200	Year End Roll	12/16/2013
2013	101	FV	328,400	0	8,682.	258,200	586,600	586,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELLEN MARGUERI	67099-180		4/15/2016		865,000	No	No		
MELLEN JOHN W--	44622-548		2/10/2005	Family	1	No	No		
	9357-409		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2015	949	New Wind	3,400		7/14/2015			Replace 30` sill.

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Meas/Inspect	163	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
6/26/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8682		Sq. Ft.	Site		0	70.	0.78	4									476,322						476,300	

Total AC/HA: 0.19931 | Total SF/SM: 8682 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,322 | Spl Credit | Total: 476,300

User Acct

62737

GIS Ref

GIS Ref

Insp Date

11/16/18

!7847!

PRINT

Date	Time
12/10/20	22:27:07

LAST REV

Date	Time
05/07/19	14:54:32

apro

PAT ACCT. 7847

USER DEFINED

Prior Id # 1:	62737
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17795658
Const Adj.:	0.99732518
Adj $ / SQ:	146.851
Other Features:	104000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660597
Depreciation:	122871
Depreciated Total:	537726

COMMENTS

646-0834.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

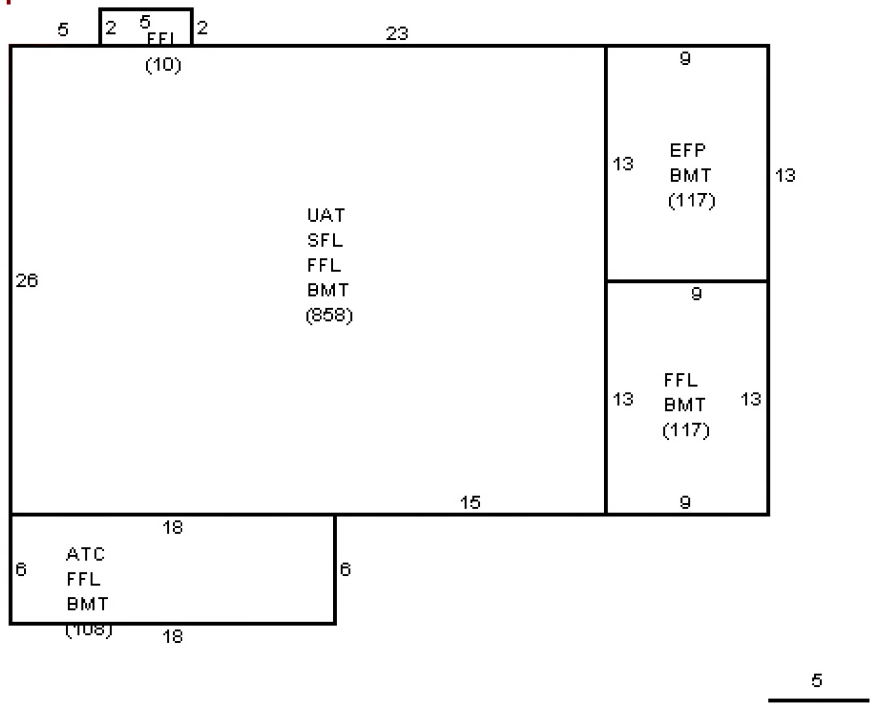
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	195.31
Special Features:	0	Val/Su Net:	152.76
Final Total:	537700	Val/Su SzAd	270.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,200	60.580	72,691
FFL	First Floor	1,093	146.850	160,508
SFL	Second Floor	858	146.850	125,998
UAT	Upper Attic	215	102.800	22,050
EFP	Enclos Porch	117	50.360	5,892
ATC	Attic	38	146.850	5,551

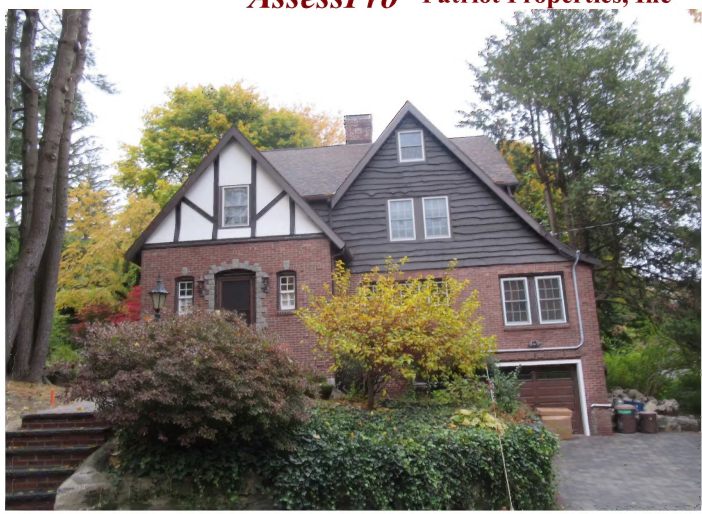
	Net Sketched Area:	3,520		Total:	392,690
Size Ad	1988.8	Gross Are	4234	FinArea	2766

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	